

Planning, Community & Economic Development – Terry Schum
(301) 277-3445

The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Oxford Downtown

Preliminary Plan of Subdivision 4-12019

Detailed Site Plan DSP-12047

Filed: Informational notice mailed October 24, 2012
Location: 4340 Knox Road
Applicant: Matthew C. Tedesco, Esq. McNamee Hosea
Purpose: To construct a mixed-use development comprising of a multi-family building for students attending the University of Maryland with ground floor retail.
Status: Application has not been accepted.

Koons Property

Detailed Site Plan DSP-12034

Filed: Informational notice mailed September 28, 2012
Location: US Route 1 and Berwyn House Road
Applicant: Koons Ford
Purpose: A mixed-use development that will include a hotel and approximately 25,000 square feet of retail as well as a request to rezone the rear of the property from the R-55 Zone to the M-U-I Zone.
Status: Application has not been accepted.

Litton Technology Center

Preliminary Plan 4-12014

Filed: Informational notice mailed July 18, 2012
Location: 4400, 4500 and 4600 River Road
Applicant: Joyce Engineering Corporation for University of Maryland
Purpose: Re-subdivide the subject property to permit the development of a Commercial Office and Research Park on the entire 48.57 acre property.
Status: Application accepted with a tentative Planning Board hearing date of January 24, 2013.

Pregnancy Aid Center
Detailed Site Plan DSP-12030

Filed: Informational notice mailed July 26, 2012
Location: Intersection of Erie Street and Baltimore Avenue
Applicant: Dewberry & Davis. LLC
Purpose: Approximately 30x50 building addition and paving the existing gravel parking area.
Status: Application has not been accepted.

Shaban Property
Zoning Map Amendment A-10027

Filed: Informational notice mailed June 5, 2012
Location: 9900 Rhode Island Avenue
Applicant: Randy & Shahida Shaban
Purpose: Rezone O-S property back to C-S-C
Status: Application has not been accepted.

Cafritz Property at Riverdale Park
Preliminary Plan of Subdivision, 4-12004

Filed: Informational notice mailed on January 20, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: Jane & Calvin Cafritz
Purpose: To subdivide the property for mixed-use development
Status: Application has been accepted and a public hearing is tentatively scheduled for January 10, 2013.

Cafritz Property at Riverdale Park
Detailed Site Plan DSP-12004

Filed: Informational notice mailed on July 25, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: Jane & Calvin Cafritz
Purpose: Site infrastructure and 182,000 sf of commercial, 35,000 sf Whole Foods Market and a multifamily building.
Status: Application has not been accepted.

Yale House
Detailed Site Plan DSP-11005

Filed: Informational notice mailed October 26, 2011
Location: 7302 Yale Avenue
Applicant: Agent is Courtney Galiber, RLA, ASLA
Purpose: To obtain approval of site improvements already constructed; to increase the number of student housing apartment units from 6 to 10; to obtain relief from all Landscape Manual requirements, and to rezone property from R-18 to M-U-I to address the residential density.
Status: Application has been accepted but no hearing date scheduled.

Maryland Book Exchange
Detailed Site Plan DSP-10028

Filed: Acceptance letter mailed July 11, 2011
Location: 7501 Baltimore Avenue
Applicant: R & J Company, LLC
Purpose: Reconstruction of the Maryland Book Exchange site to include 341 units of student and academic related housing and 14,300 square feet of retail including the relocation of the Maryland Book Exchange.
Status: *City Council recommended disapproval. Planning Board hearing was held on December 8, 2011 and the application was continued to January 19, 2012 to enable the applicant to revise plans. A revised design for the Yale Avenue façade was submitted and approved with conditions by the Planning Board. The City Council filed an appeal of this decision to the District Council. Oral argument was held on July 9, 2012 and the case was taken under advisement. On July 24, 2012, the District Council issued an order of remand to the Planning Board and a new public hearing was held on September 13, 2012. The Planning Board approved the revised plans with conditions. The District Council held oral argument on October 30, 2012 and approved a new revised plan that represented a compromise between the applicant and the City.*

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

CNU-2012-02

Applicant: Blair Smith
Location: 7018 Wake Forest Drive
Request: Certification of Nonconforming Use of a multi-family dwelling for 3 dwelling units in the R-18 zone.
Status: *Approval with conditions recommended by the Advisory Planning Commission at their November 1, 2012 meeting.*

CNU-2012-03

Applicant: Elaine Brincefield
Location: 7405 Columbia Avenue
Request: Certification of Nonconforming Use of a multi-family dwelling for 7 dwelling units in the R-18 zone.
Status: *Approval with conditions recommended by the Advisory Planning Commission at their November 1, 2012 meeting.*

CNU-2012-04

Applicant: University Gardens
Location: 4620 Knox Road
Request: Certification of Nonconforming Use
Status: *Scheduled for the Advisory Planning Commission Public Hearing on December 6, 2012.*